

Bountiful City
Administrative Committee Minutes
July 1, 2013
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Members – Lloyd Cheney; Assistant Planner – Royce Davies; and Recording Secretary – Darlene Baetz

Excused: Committee Member – John Marc Knight

1. Chairman Jensen opened the meeting at 5:02 pm and all present introduced themselves.
2. Consider approval of minutes for May 13, 2013, May 28, 2013 and June 24, 2013.

Mr. Cheney made a motion to approve the minutes for May 13, 2013, May 28, 2013 and June 24, 2013 with the corrections noted. Chairman Jensen seconded the motion. Voting passed 2-0 in favor.

3. **PUBLIC HEARING** – Consider a Conditional Use Permit to allow for an Accessory Dwelling Unit (ADU) at 1389 East Millbrook Way, Jill and Joel LaSalle, applicants.

Jill and Joel LaSalle were present. Royce Davies presented the staff report.

The applicant's home is in a Residential Single-Family R-4 zone. They would like to build an accessory dwelling in the basement of the structure currently under construction.

Single-family homes with second kitchens can be problematic in maintaining the proper use of the home once the property changes hands or when new situations arise. There can be a desire to use the space as an income producing unit which is not allowed. Therefore, this type of configuration should be viewed as an "anticipated detrimental effect" as described in the Utah State Municipal Code.

According to Drawing Number A1.1 of the plans submitted, the accessory dwelling will include 1 bedroom, 1 kitchenette (including a sink and hotplate) 1 living room, 1 bathroom, and 1 garage. A new stairwell will be added in the vicinity of the new garage, and walls in the furnace & storage/laundry room, bathroom, living room area, and existing bedroom will be removed. Plans have been prepared and submitted by Michael Sotuyo Design & Engineering.

Based on the findings, staff recommends approval of the accessory dwelling unit, with the following conditions to mitigate the anticipated detrimental effects of the proposed use.

1. The principal owner(s) of the property must occupy the primary structure.
2. Property to be used as a single-family use and shall be subject to a deed restriction.
3. The Accessory Dwelling Unit shall meet all the criteria in 14-14-124 of the City Ordinance.
4. The permit is non-transferable.

Chairman Jensen opened the public hearing and closed the hearing without any comments.

Mr. Cheney made a motion to approve the Conditional Use Permit to allow an accessory dwelling unit (ADU) at 1389 East Millbrook Way, Jill and Joel LaSalle, applicants with the conditions outlined by staff. Chairman Jensen seconded the motion. Voting passed 2-0 in favor.

4. Consider approval of a Conditional Use Permit letter, in written form, for a home occupation lawn care business at 485 Oakview Lane, Donald Hartman, applicant and Kristina, Rachel and Seth Hartman, co-applicants.

Chairman Jensen made a motion to approve the Conditional Use Permit letter, in written form, to allow for a home occupation lawn care business at 485 Oakview Lane, Donald Hartman, applicant and Kristina, Rachel and Seth Hartman, co-applicants, with corrections noted. Mr. Cheney seconded the motion. Voting passed 2-0 in favor.

5. Consider approval of a Conditional Use Permit letter, in written form, for solar panels at 991 E. 400 N., Ken and Jeaneen Page, applicants.

Chairman Jensen made a motion to approve the Conditional Use Permit letter, in written form, to allow solar panels at 991 E. 400 N., Ken and Jeaneen Page, applicants, as written. Mr. Cheney seconded the motion. Voting passed 2-0 in favor.

6. Consider approval of a Conditional Use Permit letter, in written form, for a home occupation lawn care business at 1158 N. 200 W. #1, Kristopher Mortensen, applicant.

Chairman Jensen made a motion to approve the Conditional Use Permit letter, in written form, to allow for a home occupation lawn care business at 1158 N. 200 W., #1, Kristopher Mortensen, applicant, with corrections noted. Mr. Cheney seconded the motion. Voting passed 2-0 in favor.

7. Consider approval of a Conditional Use Permit letter, in written form, for solar panels at 177 E. Oakridge Dr., Steve and Debra Nielsen, applicants.

Chairman Jensen made a motion to approve the Conditional Use Permit letter, in written form, for solar panels at 177 E. Oakridge Dr., Steve and Debra Nielsen, applicants, as written. Mr. Cheney seconded the motion. Voting passed 2-0 in favor.

8. Consider approval of a Conditional Use Permit letter, in written form, for solar panels at 3314 S. 200 E., Debbie and Dan Hammon, applicants.

Chairman Jensen made a motion to approve the Conditional Use Permit letter, in written form, for solar panels at 3314 S. 200 E., Debbie and Dan Hammon, applicants, as written. Mr. Cheney seconded the motion. Voting passed 2-0 in favor.

9. Consider approval of a Conditional Use Permit letter, in written form, for solar panels at 947 Green Oaks, Kevin and Elizabeth Riedler, applicants.

Chairman Jensen made a motion to approve the Conditional Use Permit letter, in written form, for solar panels at 947 Green Oaks, Kevin and Elizabeth Riedler, applicants, as written. Mr. Cheney seconded the motion. Voting passed 3-0 in favor

10. Consider approval of a Variance letter for retaining walls in excess of 10' in height and disturbing ground over 30% in slope at, 4421 S. Foothill Dr., Danielle and Jace Jacketta, applicants.

Chairman Jensen made a motion to approve the Variance letter, in written form, for retaining walls in excess of 10' in height and disturbing ground over 30% in slope at, 4421 S. Foothill Dr., Danielle and Jace Jacketta, applicants, as written. Mr. Cheney seconded the motion. Voting passed 2-0 in favor.

11. Chairman Jensen ascertained there were no other items to discuss. Mr. Cheney made a motion to adjourn. Chairman Jensen seconded the motion. The meeting was adjourned at 5:15 pm.